

# New, Renovated or Leased Federal Buildings Implementation of EISA 2007



Phoenix, AZ

August 3-6, 2008



# Implementation of EISA 07 at GSA

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## Sec. 435 - Leasing

- Section 435 of EISA requires that, beginning on December 19, 2010, no agency shall enter into a contract to lease space in a building that has not earned the ENERGY STAR label in the most recent year. Rather than require ENERGY STAR certification, agencies need only require a lessor to undertake all energy efficiency and conservation measures that are estimated to be cost-effective over the life of the lease if:
  - no such space is available;
  - the occupant agency is remaining in existing leased space;
  - the agency has proposed to lease building of historical, architectural, or cultural significance; or
  - the lease is less than 10,000 gsf.



- **Action:** *Revise Solicitation for Offers (SFO) to reflect ENERGY STAR requirement.*
- **Status:** GSA's SFO already requires new lease construction to achieve an ENERGY STAR score of 75 or above within 1 year after reaching 95% occupancy and to retain the qualifying ENERGY STAR score or better.
- Pursuant to the EISA requirement, GSA will require ENERGY STAR certification for all leases (except those meeting the exceptions above) beginning in December 2010.
- For existing buildings, each offeror will be required to submit with its offer a Statement of Energy Performance from the Energy Star Portfolio Manager web tool.
- So that GSA can compare new construction with existing buildings in a procurement, offerors of new buildings will be required to submit an Energy Star Statement of Energy Design Intent based on the estimated energy consumption and the expected LEED energy points.



- **Action:** *Conduct industry forums to inform lessors of new requirement.*  
**Status:** GSA will conduct a series of forums across the country to inform lessors of the new ENERGY STAR and other requirements (such as LEED Silver) to ensure adequate competition and to prevent the requirements from increasing costs for GSA. GSA will also collaborate with industry groups such as the Building Owners and Managers Association (BOMA) and the International Facility Management Association (IFMA) through their existing educational programs to inform lessors of the requirements and ways to improve a facility's performance.